

**MANCHESTER PLANNING BOARD  
PUBLIC HEARING/LIMITED BUSINESS MEETING**

**Thursday, November 09, 2006 – 6:00 p.m.**  
**City Hall, Third Floor - Aldermanic Chambers**  
[Planning@manchesternh.gov](mailto:Planning@manchesternh.gov)

**I. PUBLIC HEARING:**

**Subdivision, Site Plan/Planned Development, and Conditional Use Applications (See Enclosed)**

**(Continued from October 12, 2006):**

1. S-33-2006 Property located at 800 Second Street & 3 Master Street, an application to consolidate tax parcels and subdivide to create two (2) building lots – KNA, Inc. for ASJ Holdings, LLC
2. SP-23-2006 Property located at 800 Second Street, an application for site plan approval for the construction of a 4,748 sq. ft. 2-story auto sales and service facility with parking – KNA, Inc. for ASJ Holdings, LLC
3. S-35-2006 Property located on Stark Lane (TM 738, 11A), an application to subdivide property into two (2) lots, creating one (1) single family building lot – Duval Survey, Inc. for Curtis B. Schelzel & Deborah J. Schelzel Living Trust

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is the recommendation of the staff that the Planning Board *accept* the applications and conduct a Public Hearing. A motion would be in order.

4. S-14-2006 Property located at 802 & 803 Amherst Street, an application to subdivide property by adjusting a property line, without creating an new building lot Joseph M. Wichert, LLS for Joseph & Allison J. Wichert
5. S-36-2006 Property located on Karatzas Avenue (TM 551, Lot 13) & Renfrew Avenue (TM 551, Lot 6), an application to subdivide property to adjust a property line, and to create three (3) residential building lots – CLD, Consulting Engineers, Inc. for Ruth Ann Beland & Anagnost Investments, Inc.
6. PD-12-2006 Property located on Karatzas Avenue (TM 551, Lot 13), an application to create  
SP-29-2006 a planned development, and for site plan approval for the construction of two (2)

multi-family buildings containing a total of sixty-six (66) dwelling units - CLD, Consulting Engineers, Inc. Anagnost Investments, Inc.

7. PD-13-2006 SP-30-2006 Property located on Karatzas Avenue (TM 551, Lot 13-1), an application to create a planned development, and for site plan approval for the construction of nine (9) single-family attached townhouse buildings containing a total of sixty-six (66) dwelling units - CLD, Consulting Engineers, Inc. Anagnost Investments, Inc.
8. PD-14-2006 SP-31-2006 Property located on Karatzas Avenue (TM 551, Lot 13-2), an application to create a planned development, and for site plan approval for the construction of two (2) multi-family buildings containing a total of seventy-two (72) dwelling units – CLD, Consulting Engineers, Inc. Anagnost Investments, Inc.
9. S-38-2006 Property located at 603 Holt Avenue, an application to subdivide property into two (2) lots – Joseph M. Wichert, LLS, Inc. for Lorraine & Edwin Hartshorn
10. S-39-2006 Property located at 36 Prince Street, an application to subdivide property into two (2) lots, creating one (1) new building lot – Duval Survey, Inc. for Doris Cavallaro-Brideau
11. S-40-2006 Property located at 1100 S. Beech Street, an application to subdivide property to create one (1) new building lot – Joseph M. Wichert, LLS, Inc. for Janice A. Sinotte
12. CU-28-2006 Property located at 210 Manchester Street, an application for a conditional use permit for a multi-family structure, first floor residential in Central Business District (CBD) – Fernando Hilarion
13. CU-29-2006 Property located at 417 Granite Street, an application for a conditional use permit to occupy a portion of the building as a church – Richard Clegg, Pastor
14. CU-30-2006 Property located at 417 Granite Street, an application for a conditional use permit to provide less parking than required by the zoning ordinance for the multiple uses of the building – Richard Clegg, Pastor

## **II. LIMITED BUSINESS MEETING:**

15. S-14-2006 Property located at 802 & 803 Amherst Street, an application to subdivide property by adjusting a property line, without creating a new building lot Joseph M. Wichert, LLS for Joseph & Allison J. Wichert
16. CU-28-2006 Property located at 210 Manchester Street, an application for a conditional use

permit for a multi-family structure, first floor residential in Central Business District (CBD) – Fernando Hilarion

17. CU-29-2006 Property located at 417 Granite Street, an application for a conditional use permit to occupy a portion of the building as a church – Richard Clegg, Pastor
18. CU-30-2006 Property located at 417 Granite Street, an application for a conditional use permit to provide less parking than required by the zoning ordinance for the multiple uses of the building – Richard Clegg, Pastor
19. Any other business items from Staff or Board.